

TOWN OF DAVIE

TOWN COUNCIL AGENDA REPORT

TO: Mayor and Councilmembers

FROM/PHONE: Mark A. Kutney, AICP, Development Services Director/ (954) 797-1101

PREPARED BY: Lise Bazinet, Planner II

SUBJECT: SP 2-5-06/04-31/Frank Costoya Architect, P.A. & BG Pine Island Corp./8501 Orange Drive/Generally located on the northwest corner of Pine Island Road and Orange Drive

AFFECTED DISTRICT: District 4

TITLE OF AGENDA ITEM: Site Plan, SP 2-5-06 / 04-315 / Pine Island Office Centre / Located on the northwest corner of Orange Drive and Pine Island Road.

REPORT IN BRIEF: The subject site is approximately 1.43 acres (63,460.36 square feet) in size and is located on the northwest corner of Pine Island Road and Orange Drive. To the north and west of the subject site is the Cimarron Development, zoned RM-10. To the east of the proposed office development is Pine Island Road, and to the south is the C-11 canal (South New River Canal).

The propose site plan consists of a three-story office building, concrete walkways, and a parking area. The office building is located on the southern (front) portion of the subject site facing Orange Drive, while the parking is located at the northern (rear) portion of the property. Within the parking area is a dumpster enclosure and a loading zone. Pedestrian connection has been proposed throughout the site. A ten (10) foot landscape buffer is proposed at the north and west property lines. The existing eight foot concrete wall from Cimarron Townhomes development will be maintained as buffer between the properties.

The petitioner's propose architectural design theme is a modern interpretation of Mediterranean Revival Style. The three-story office building incorporates architectural features, such as tile roof, canvas awnings, arches, balconies, and decorative railings. The asymmetrical configuration of the building, with defined arched parapets and tower element (east of the building) are characteristic of this type of architecture.

The petitioner proposes vehicular access to the subject site via a 40 foot right-turn only from Pine Island Road, and a 50 foot right-turn only access from Orange Drive. The proposed accesses will provide full ingress/egress to the site. Land Development Code 12-208(A)(22), requires (60) parking spaces based on square footages of the office. The petitioner is providing (60) parking spaces, including three (3) handicapped spaces.

The proposed office building is compatible with the surrounding properties. Proper setbacks, buffers, and screening are provided with this application for the site plan. Surrounding the proposed office use is the Cimarron townhouse development to the north and west, Pine Island Road to the east, and the C-11 canal to the south.

PREVIOUS ACTIONS: At the December 20, 2006 Town Council meeting, this item was tabled to the January 17, 2007 Town Council meeting in order to have an additional public participation meeting. **(Motion carried 5-0).**

CONCURRENCES: At the November 8, 2006 Site Plan Committee Meeting, Mr. Aucamp made a motion, seconded by Mr. Engel, to approve based on the planning report and the following comments: 1) that there be crosswalks at both entries; 2) increase the Royal Palm trees to ten-foot of grey wood, 35-feet overall height; 3) screen as best as possible the “backflow preventers;” 4) provide some sort of speed control device coming off Pine Island; and 5) relocate the tree at the first parking space off the Pine Island entrance to somewhere at the front of the site. (Motion carried 5-0).

FISCAL IMPACT: n/a

Has request been budgeted? n/a

RECOMMENDATION(S): Staff finds the application complete and suitable for transmittal to the Town Council for further consideration contingent upon approval of the Delegation Request Application (D 2-3-06/0647), Pine Island Office Centre

Attachment(s): Staff Report

Attachment "A"

Application: SP 2-5-06/04-315 / Pine Island Office Centre

Original Report Date: 11/7/2006

Revision(s): 11/27/06

TOWN OF DAVIE

Development Services Department

Planning & Zoning Division

Staff Report and Recommendation

Applicant Information

Owner/Petitioner:

Name: Frank Costoya Architect, P.A. – Frank Costoya

BG Pine Island Corp.

Address: 5230 South University Drive – Suite 103

City: Davie, Florida 33328

Phone: (954) 680-4440

Background Information

Application Request: The petitioner requests site plan approval for a new professional office center, housing 12 offices.

Location: Generally located on the northwest corner of Pine Island Road and Orange Drive

Future Land

Use Plan Map: Commercial

Zoning: B-2, Planned Community Business Center

Existing Use(s): Vacant

Proposed Use(s): 23,258 sq. ft office building (no medical)

Parcel Size: 1.43 Acres (62,460.32 square feet)

Surrounding Use(s):

North: Multi-Family (Cimarron Townhomes)

South: Orange Drive/C-11 Canal (South New River)

East: Pine Island Road (Chevron Gas Station)

West: Multi-Family (Cimarron Townhomes)

Surrounding Land

Use Plan Map Designation(s):

Residential (10 DU/AC)

Recreation/Open Space

Residential (5 DU/AC)

Residential (10 DU/AC)

Surrounding Zoning(s):

North: RM-10 (Medium Density Dwelling District)

South: Not on Town of Davie

East: B-3 (Planned Business Center District)

West: RM-10 (Medium Density Dwelling District)

Zoning History

Related Zoning History:

Town Council approved the Pine Island Commercial Plat (Plat Book 167, Page 50) on March 3, 1998, by Resolution 98-78.

Resolution R 99-243 was approved on July 21, 1999, related to the installation of required improvements associated with the Pine Island Commercial Plat.

Two (2) site plans for a shopping center have been submitted to the Town for the subject site. (SP 10-7-98 and SP 1-2-00). These applications were subsequently withdrawn by the applicant due to opposition from the adjacent residents to the proposed location of a shopping center along the rear property line.

Ordinance No. 2003-4, approved by the Town of Davie Council, changed the land use on the 9.99 acre parcel from Commercial to Residential 10 DU/acre on January 22, 2003. The Town Council approved the proposed Amendment February 19, 2003.

Ordinance No. 2003-9, approved by the Town of Davie Council, rezoned the subject site to from B-2, Neighborhood Business District to RM-10, Medium Density Residential 10 DU/Acre and RS, recreation and open Space on April 2, 2003.

A variance request (V 10-3-02) was approved on March 5, 2003 Town Council meeting.

Site plan (SP 10-5-02) reflecting 100 townhouse units, a service station with fuel pumps, and a wetland mitigation area was approved by the Town of Davie Council on April 2, 2003.

Concurrent Request on same property:

Delegation Request (DG 2-3-06/06-47), the petitioner requests to amend the restriction note on the plat known as "Pine Island Commercial" to increase the commercial use on Tract B to 24,000 sq. ft.

Applicable Codes and Ordinances

The effective Code of Ordinances governing this project is the Town of Davie Land Development Code.

LDC Section 12-83, B-2 All structures shall be built with a minimum front, side and rear setback of twenty (20) feet on sides abutting residentially zoned properties and twenty-five (25) feet adjacent to public or private rights-of-way.

LDC Section 12-208 (A)(22), Requirements for off-street parking: Minimum parking requirement of one (1) space for each three hundred (300) square feet of gross floor area.

LDC Section 12-282, Scenic Corridors Overlay District: The intent of the Scenic Corridor Overlay District is to preserve and enhance the rural character and scenic qualities along roadways identified as rural and agricultural by the Town Council.

LDC Section 12-285, Landscaping: The landscaping provided within a Scenic Corridor shall be open and provide visibility to a community from adjacent roadways.

Comprehensive Plan Considerations

Planning Area:

The subject property falls within Planning Area 2: Planning Area 2 includes the westernmost section of the Town north of Orange Drive and south of SW 14 Street, and bound on the west by Interstate 75 and on the east by Flamingo Road. The predominant existing and planned land use is single-family residential at a density of one dwelling per acre. The Broward County Landfill site, now closed, is programmed for redevelopment as a park site. The Boy Scout Camp is located to the north of the landfill site and is also used for recreational and open space purposes. A major landholding, Imagination Farms, constitutes the last remaining dairy operation in Davie. Development of 400 single-family homes is taking place on approximately half the site. Development of the remainder of the site is imminent. This planning area contains numerous small subdivisions of one-acre lots. Several larger parcels are currently being platted, in preparation for marketing or development as estate residences. It is expected that this trend shall continue as the existing inventory of single-family lots is depleted. A substantial Florida Power and Light transmission corridor exists in this Planning Area as well as Planning Areas 1 and 3. The corridor runs parallel to I-75, through residential land. The corridor crosses I-75 around Southwest 36 Street and connects with the F.P.L. substation on Orange Drive. F.P.L. is attempting to co-locate new transmission lines within the corridor; this attempt has thus far met with resistance from the community and Town insofar as it is incompatible with the existing and proposed residential development of the area.

Broward County Land Use Plan:

The subject site falls within Flexibility Zone 100.

Applicable Goals, Objectives & Policies:

Future Land Use Plan, Policy 5-2: The (re)zoning, (re)planning, and site planning of land shall be in compliance with the density ranges shown on the Davie Future Land Use Plan map and the applicable Future Land Use Designation provisions as contained in the Permitted Use portion of the Implementation Section.

Future Land Use Element, Policy 7-4: Commercial land uses shall generally be located with access to primary transportation facilities including interstates, highways and arterials. Commercial uses located on arterials not designated by the Future Land Use Map as commercial corridors should be limited to the intersection of two arterials or arterials and interstates. Consistent with Policy 7-1, vacant land with such access shall be evaluated for potential commercial use.

Future Land Use Element, Policy 17-1: Lands designated for non-residential use shall be located in a manner, which facilitates development, but does not adversely impact existing and designated residential areas.

Future Land Use Plan, Policy 17-3: Each development proposal shall be reviewed with respect to its compatibility with adjacent existing and planned uses.

Application Details

The petitioner's submission indicates the following:

1. *Site:* The subject site is approximately 1.43 acres (63,460.36 square feet) in size and is located on the northwest corner of Pine Island Road and Orange Drive. To the north and west of the subject site is the Cimarron Development, zoned RM-10. To the east of the proposed office development is Pine Island Road, and to the south is the C-11 canal (South New River Canal).

The propose site plan consists of a three-story office building, concrete walkways, and a parking area. The office building is located on the southern (front) portion of the subject site facing Orange Drive, while the parking is located at the northern (rear) portion of the property. Within the parking area is a dumpster enclosure and a loading zone. Pedestrian connection has been proposed throughout the site. A ten (10) foot landscape buffer is proposed at the north and west property lines. The existing eight foot concrete wall from Cimarron Townhomes development will be maintained as buffer between the properties.

2. *Architecture:* The petitioner's propose architectural design theme is a modern interpretation of Mediterranean Revival Style. The three-story office building incorporates architectural features, such as tile roof, canvas awnings, arches, balconies, and decorative railings. The asymmetrical configuration of the building, with defined arched parapets and tower element (east of the building) are characteristic of this type of architecture.
3. *Access and Parking:* The petitioner proposes vehicular access to the subject site via a 40 foot right-turn only from Pine Island Road, and a 50 foot right-turn only access from Orange Drive. The proposed accesses will provide full ingress/egress to the site. Land Development Code 12-208(A)(22), requires (60) parking spaces based on square footages of the office. The petitioner is providing (60) parking spaces, including three (3) handicapped spaces.
4. *Lighting:* All light poles and fixtures meet the requirements of LDC Section 12-260, Lighting Standards. The style of the light features is consistent with the architectural style of the building and the Cimarron Development, adjacent to the site.
5. *Signage:* Signage is not part of this master site plan application. All signs shall meet code prior to the issuance of a building permit.
6. *Landscaping:* The petitioner's site plan meets the minimum requirements as indicated in the Town of Davie, Land Development Code, and Orange Drive Scenic Corridor. The landscape plan indicates that Live Oak, Cabbage Palm, Royal Palm, Silver Buttonwood, Pigeon Plum and Cocoplum hedge are proposed along Orange Drive and Pine Island Road.
7. *Drainage:* The subject site lies within Central Broward Drainage District. Approval from Central Broward Drainage District shall be obtained prior to final Planning and Zoning Divisions signing off of site plans and the issuance of any site development permit.
8. *Compatibility:* The proposed office building is compatible with the surrounding properties. Proper setbacks, buffers, and screening are provided with this application for the site plan. Surrounding the proposed office use is the Cimarron townhouse development to the north and west, Pine Island Road to the east, and the C-11 canal to the south.

Significant Development Review Agency Comments

The following comments represent significant comments made by the Development Review Committee as part of the review process. All comments have been addressed unless otherwise indicated.

Planning and Zoning Division:

1. This development application requires Central Broward Water Control District (CBWCD) approval prior to a scheduled Town Council Meeting. The petitioner may proceed with this application provided that a letter of acknowledgement, indicating the petitioner and owner have been informed by staff that this item may be tabled by Town of Davie Council without the proper CBWCD approval. (*See petitioner's letter attached*).

Site Plan (SP1 – SP3):

1. Per Setback definition, Code Section 12-503, all development must occur within the setbacks including cantilevered structures and projecting surfaces.

Landscaping Plan (LP1 –LP2):

1. Provide Street Tree data (i.e., required and provided) within the “Landscape Data Table” on Sheet L-1.
2. Show power lines on landscape plans. Note that Live Oaks are proposed under the FP&L power lines; follow the FP&L guidelines for planting under and adjacent to power lines.
3. Delineate the Scenic Road Corridor for Orange Drive on the landscape plan and provide all applicable landscape design related requirements, including reference to, in the data table, per Code Section 12-283.

Lighting Plan:

1. Maximum to minimum ratio of 12.78 exceeds the 12 to 1 maximum to minimum requirement per the LDC Code Section 12-260 (2).

Engineering Division:

1. Provide roadway improvements for Orange Drive to meet the town engineering standards. Roadway improvements include verification of sub-bases and reconstruction of roadway as applicable and construction of a curbed landscaped median on Orange Drive for the length of the property.
 2. Provide guardrail installation along Orange Drive.
 3. Modify the retention pond adjacent to Orange Drive to provide a dry retention swale.
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Public Participation

The public participation process provides the ability for citizens of the Town of Davie to actively participate in the Town’s development procedures. The petitioner conducted meetings with the public on April 6 and 19, 2006 at the Town of Davie Community Room. Attached is the petitioner’s Citizen Participation Report.

Staff Analysis

The petitioner’s proposed design of the office building meets the intent of the existing zoning, B-2 Planned Community Business Center. Additionally, it is consistent with the Comprehensive Plan and Land Development Code as it relates to access, location, size, and use. Development of the subject site as proposed is consistent with adjacent properties.

Findings of Fact

Staff finds that site plan is consistent with the general purpose and intent of the Land Development Regulations, and Town of Davie Comprehensive Plan. Furthermore, the site plan is in conformance with all applicable Codes and Ordinances in terms of site design, circulation, setbacks, and buffering requirements. The proposed site plan is compatible with the surrounding uses and properties.

Staff Recommendation

Staff finds the application complete and suitable for transmittal to the Site Plan Committee and Town Council for further consideration. The following recommendation is requested to be met prior to final site plan approval:

1. Contingent upon approval of the Delegation Request Application DG 2-3-06/06-47, Pine Island Office Centre.

Site Plan Committee Recommendation

At the November 8, 2006 Site Plan Committee Meeting, Mr. Aucamp made a motion, seconded by Mr. Engel, to approve based on the planning report and the following comments: 1) that there be crosswalks at both entries; 2) increase the Royal Palm trees to ten-foot of grey wood, 35-feet overall height; 3) screen as best as possible the “backflow preventers;” 4) provide some sort of speed control device coming off Pine Island; and 5) relocate the tree at the first parking space off the Pine Island entrance to somewhere at the front of the site. **(Motion carried 5-0).**

Town Council Action

At the December 20, 2006 Town Council meeting, this item was tabled to the January 17, 2007 Town Council meeting in order to have an additional public participation meeting. **(Motion carried 5-0).**

Exhibits

1. 1,000' Mail out Radius Map
2. Property Owners within 1,000' of the Subject Site
3. Public Participation Notice
4. Public Participation Sign-in Sheet
5. Public Participation Report
6. Petitioner's Letter Regarding CBWMD Approval
7. Future Land Use Plan Map
8. Aerial, Zoning, and Subject Site Map

Prepared by: _____

Reviewed by: _____

File Location: P&Z\Lise Bazinet\Pine Island Office Centre\SP2-5-06\Staff Report

Exhibit 1 (1,000' Mail out Radius Map)

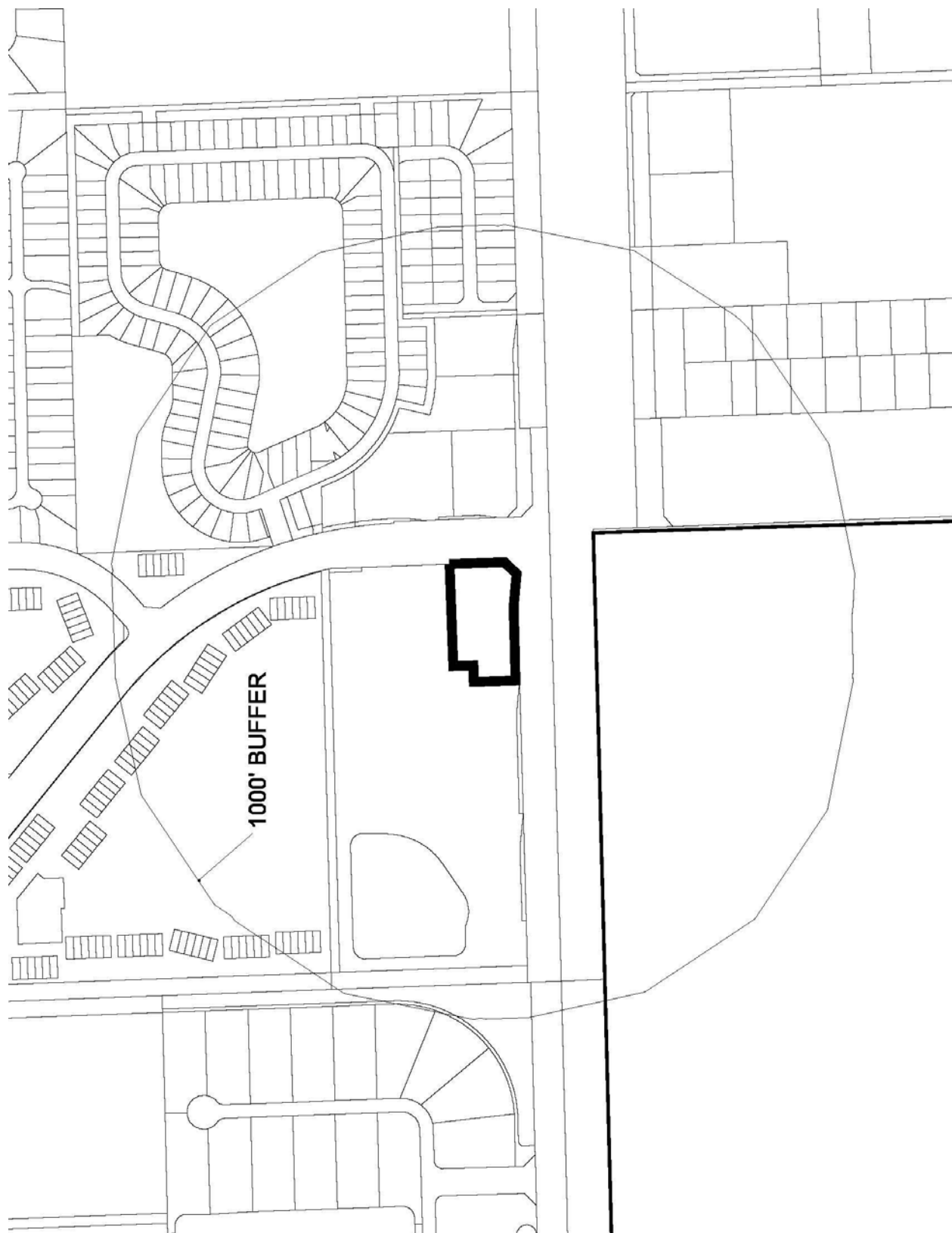


Exhibit 2 (Property Owners within 1,000' of Subject Site)

SP 2-5-06 & DG 2-3-06
ABBO,DOROTHY ANN
4248 SW 87 TER
DAVIE FL 33328-2837

SP 2-5-06 & DG 2-3-06
ALBANO,LARRY & JANICE
4342 SW 84TH TER
DAVIE FL 33328-2986

SP 2-5-06 & DG 2-3-06
ALL DAVIE WELDING INC
4685 SW 83RD TER
DAVIE FL 33328-3724

SP 2-5-06 & DG 2-3-06
ALLEN,SCOTT R
8465 SW 42 CT
DAVIE FL 33320

SP 2-5-06 & DG 2-3-06
ANLAS,URSULA ISABEL
8444 SW 42 CT
DAVIE FL 33328-2964

SP 2-5-06 & DG 2-3-06
ANTHONY,RICHARD
8402 SW 44TH PL
DAVIE FL 33328-2970

SP 2-5-06 & DG 2-3-06
AULET,ADAN A JR
AULET,ADAN A & SONIA C
4261 S PINE ISLAND ROAD
DAVIE FL 33328-2834

SP 2-5-06 & DG 2-3-06
B G PINE ISLAND CORP
77 ACRES TRUST
1000 S FEDERAL HWY
BOYNTON BEACH FL 33435

SP 2-5-06 & DG 2-3-06
BAGWELL,GERALDINE TRUST
4332 SW 84TH TER
DAVIE FL 33328-2986

SP 2-5-06 & DG 2-3-06
BARRON,JOHN C
BARRON,NANCY F
8432 SW 44 PL
DAVIE FL 33328-2970

SP 2-5-06 & DG 2-3-06
BHAT,PRINCY
8333 SW 44 CT
DAVIE FL 33328-2972

SP 2-5-06 & DG 2-3-06
BLACK,AMANDA J
BLACK,ROBERT SHAWN
8412 SW 44 PL
DAVIE FL 33328-2970

SP 2-5-06 & DG 2-3-06
BOVEE,BARRY F
8280 GRIFFIN RD
DAVIE FL 33328-3715

SP 2-5-06 & DG 2-3-06
BROWARD COUNTY
% GOVERNMENTAL CENTER
115 S ANDREWS AVE
FORT LAUDERDALE FL 33301-1801

SP 2-5-06 & DG 2-3-06
BROWN,CHARLES A & PAULA A
8320 SW 44 CT
DAVIE FL 33328-2972

SP 2-5-06 & DG 2-3-06
BRUGUIER,EDMUND F
MOIR,SANDRA B
4201 S PINE ISLAND RD
DAVIE FL 33328-2809

SP 2-5-06 & DG 2-3-06
BUCUR,GHEORGHE & CORNEILA
4262 SW 84TH TER
DAVIE FL 33328-2985

SP 2-5-06 & DG 2-3-06
BURGESS,GORDAN R & ANN MARIA
4303 SW 84 TER
DAVIE FL 33328-2981

SP 2-5-06 & DG 2-3-06
CAMACHO,JEANNETTE M
4211 S PINE ISLAND RD
DAVIE FL 33328-2809

SP 2-5-06 & DG 2-3-06
CARR,DAVID A & MAUREEN E
8424 SW 42ND CT
DAVIE FL 33328-2964

SP 2-5-06 & DG 2-3-06
CASTLE ENTERPRISES INC
PO BOX 841226
PEMBROKE PINES FL 33084-3226

SP 2-5-06 & DG 2-3-06
CASTRO,ELIZABETH
4302 SW 84TH TER
DAVIE FL 33328-2984

SP 2-5-06 & DG 2-3-06
CENTRAL BROWARD WATER
CONTROL DISTRICT
8020 STIRLING RD
HOLLYWOOD FL 33024-8202

SP 2-5-06 & DG 2-3-06
CLAUS,DAVID J & LISA R
4670 SW 83 TERR
DAVIE FL 33328-3725

SP 2-5-06 & DG 2-3-06
COMMUNITY PROGRESS INC
1909 TYLER ST
HOLLYWOOD FL 33020-4516

SP 2-5-06 & DG 2-3-06
CORREA,RENEE MARIE
CORREA,JORGE I
8331 SW 44TH PL
DAVIE FL 33328-2972

SP 2-5-06 & DG 2-3-06
CRICK,JILL ELLEN
4254 S PINE ISLAND RD
DAVIE FL 33328-2829

SP 2-5-06 & DG 2-3-06
CUPPLES,GEORGE R & DEIRDRE W
8455 SW 42ND CT
DAVIE FL 33328-2965

SP 2-5-06 & DG 2-3-06
CUSHEN,MICHAEL & HORTENCIA
4322 SW 84 TER
DAVIE FL 33328-2986

SP 2-5-06 & DG 2-3-06
DAVIE SCHOOL PROPERTIES LLC
6255 BIRD ROAD
MIAMI FL 33155

SP 2-5-06 & DG 2-3-06
DE MATTOS,LUIZ FERNANDO A JR
4268 SW 87 TER
DAVIE FL 33328-2837

SP 2-5-06 & DG 2-3-06
DEUTSCH,PETER
DEUTSCH,ARTHUR L & BEULAH
PO BOX 817689
HOLLYWOOD FL 33081-1689

SP 2-5-06 & DG 2-3-06
DISCOUNT AUTO PARTS INC
% ADVANCE STORES CO INC #9185
PO BOX 2710
ROANOKE VA 24001

SP 2-5-06 & DG 2-3-06
ECONOMOU,ROBERT E
4289 S PINE ISLAND RD
DAVIE FL 33328-2835

SP 2-5-06 & DG 2-3-06
ELWELL,ROBERT & VICKI
4412 SW 84TH TER
DAVIE FL 33328-2983

SP 2-5-06 & DG 2-3-06
FALZONE,LYNETTE
8454 SW 42 CT
DAVIE FL 33328-2964

SP 2-5-06 & DG 2-3-06
FATJO,ARCTURUS ANN
4262 SW 87 TER UNIT 2
DAVIE FL 33328-2837

SP 2-5-06 & DG 2-3-06
FAULK,REGINA A
4209 S PINE ISLAND ROAD
DAVIE FL 33328

SP 2-5-06 & DG 2-3-06
FAUR,JOHN & GEORGETA
8312 SW 44 PL
DAVIE FL 33328-2969

SP 2-5-06 & DG 2-3-06
FOLDESI,FRANK JR & FAYDANALLY
8323 SW 44 COURT
DAVIE FL 33328-2996

SP 2-5-06 & DG 2-3-06
FRITZ,RODNEY L
8474 SW 42ND CT
DAVIE FL 33328-2964

SP 2-5-06 & DG 2-3-06
GENADEK,TERESA G
414 122 ST OCEAN
MARATHON FL 33050

SP 2-5-06 & DG 2-3-06
GERSHENGORN,GREG N & KRISTIN
L
4271 S PINE ISLAND ROAD
DAVIE FL 33328-2834

SP 2-5-06 & DG 2-3-06
GIRONA,NESTOR & CHRISTINE
8341 SW 44 PL
DAVIE FL 33328-2972

SP 2-5-06 & DG 2-3-06
GRAF,MATTHEW & LIZZETTE
ROBAU
4252 S PINE ISLAND RD
DAVIE FL 33328-2829

SP 2-5-06 & DG 2-3-06
GRINNELL,CAROLYN CROSS
8371 SW 44TH PL
DAVIE FL 33328-2972

SP 2-5-06 & DG 2-3-06
GROSS,SANDRA
11757 SW 57 ST
COOPER CITY FL 33330-4151

SP 2-5-06 & DG 2-3-06
HARRIS,DAVID A
HARRIS,DAVID W & JOAN J
4241 S PINE ISLAND RD
DAVIE FL 33328-2834

SP 2-5-06 & DG 2-3-06
HEATON,PAUL S JR
5715 TAFT ST
HOLLYWOOD FL 33021-4528

SP 2-5-06 & DG 2-3-06
HEINZ,SUSAN
4250 SW 87TH TER
DAVIE FL 33328-2837

SP 2-5-06 & DG 2-3-06
HENAO,JOHN
4283 S PINE ISLAND ROAD
DAVIE FL 33328-2835

SP 2-5-06 & DG 2-3-06
HILL,LAURA A
4256 S PINE ISLAND RD #4
DAVIE FL 33328-2829

SP 2-5-06 & DG 2-3-06
HOYLES,LARITTA
4245 S PINE ISLAND RD
DAVIE FL 33328-2834

SP 2-5-06 & DG 2-3-06
HYOTTE,KEVIN T & MARGARET E
4422 SW 84TH TER
DAVIE FL 33328-2983

SP 2-5-06 & DG 2-3-06
INVEX CORP
6262 BIRD RD STE 3C
MIAMI FL 33155-4882

SP 2-5-06 & DG 2-3-06
JAUREGUI,JORGE & CARMEN
4333 SW 84 TERR
DAVIE FL 33328-2997

SP 2-5-06 & DG 2-3-06
JOHNSON,ROBERT
4231 S PINE ISLAND RD
DAVIE FL 33328-2809

SP 2-5-06 & DG 2-3-06
JONES,KRISTEN LEE
JONES,MAUREEN HELEN
8340 SW 44 CT
DAVIE FL 33328-2969

SP 2-5-06 & DG 2-3-06
JORDAN,LINDA H
JORDON,ROBERT M
8332 SW 44TH PL
DAVIE FL 33328-2969

SP 2-5-06 & DG 2-3-06
KATZ,TRACY
8435 SW 42 CT
DAVIE FL 33328-2965

SP 2-5-06 & DG 2-3-06
KEDEM,CARRIE
4221 S PINE ISLAND ROAD
DAVIE FL 33328-2809

SP 2-5-06 & DG 2-3-06
KEMPNER,BARBARA ZILBER
4251 S PINE ISLAND RD
DAVIE FL 33328-2834

SP 2-5-06 & DG 2-3-06
KHONDOKER,LUFTAR R & NAFEESA
P
8351 SW 44 PL
DAVIE FL 33328-2972

SP 2-5-06 & DG 2-3-06
KOLLIN,CONNIE &
GRANDE,NATALIE C
8495 SW 42 CT
DAVIE FL 33328-2965

SP 2-5-06 & DG 2-3-06
KOWALSKI,KATHRYN
8303 SW 44 COURT
DAVIE FL 33328-2996

SP 2-5-06 & DG 2-3-06
KWONG,WOON TANG & YIM SEUNG
CHAN
8411 SW 44TH PL
DAVIE FL 33328-2971

SP 2-5-06 & DG 2-3-06
LESLIE,JACQUELYN
4264 SW 87TH TER
DAVIE FL 33328-2837

SP 2-5-06 & DG 2-3-06
LIGUORI,LINDA L
4287 S PINE ISLAND RD
DAVIE FL 33328-2835

SP 2-5-06 & DG 2-3-06
LUONGO,EILEEN M
8300 SW 44 CT
DAVIE FL 33328

SP 2-5-06 & DG 2-3-06
MAC DONALD,KENNETH
MAC DONALD,DEBRA T
4402 SW 84 TER
DAVIE FL 33328-2983

SP 2-5-06 & DG 2-3-06
MASOOD,SHAHID & ANJUM
8475 SW 42 CT
DAVIE FL 33328-2965

SP 2-5-06 & DG 2-3-06
MAZZA,DAVID R
4260 S PINE ISLAND RD
DAVIE FL 33328-2829

SP 2-5-06 & DG 2-3-06
MC KEE,WILLIAM DAVID
4225 S PINE ISLAND RD APT 4
DAVIE FL 33328-2809

SP 2-5-06 & DG 2-3-06
MEL,HONG ZHANG & MENG LONG
8422 SW 44TH PL
DAVIE FL 33328-2970

SP 2-5-06 & DG 2-3-06
MELFA,FRANCES P 1/2 INT EA
JEREZ,JOSE G
4205 S PINE ISLAND RD
DAVIE FL 33328

SP 2-5-06 & DG 2-3-06
MILLIMAN,JOHN T
4229 S PINE ISLAND RD
DAVIE FL 33328-2835

SP 2-5-06 & DG 2-3-06
MOTTRAM,MARY T
4260 SW 87TH TER
DAVIE FL 33328-2837

SP 2-5-06 & DG 2-3-06
MUNNIKSM,HARRY G
4207 S PINE ISLAND RD
DAVIE FL 33328-2809

SP 2-5-06 & DG 2-3-06
NATALE,A & GRETCHEN
NATALE,ERMA
8485 SW 42ND CT
DAVIE FL 33328-2965

SP 2-5-06 & DG 2-3-06
NAZON,PASCALE
8310 SW 44 CT
DAVIE FL 33328-2993

SP 2-5-06 & DG 2-3-06
NEWTON,JIMMIE W
8313 SW 44 COURT
DAVIE FL 33328-2996

SP 2-5-06 & DG 2-3-06
NGUYEN,TONY & LOAN
8343 SW 44 CT
DAVIE FL 33328-2996

SP 2-5-06 & DG 2-3-06
OTIS,SHARON L
8302 SW 44 PL
DAVIE FL 33328-2969

SP 2-5-06 & DG 2-3-06
PARKSIDE ESTATES ASSOC LTD
% ROTH ROUSSO & DARRACH
3440 HOLLYWOOD BLVD STE 360
HOLLYWOOD FL 33021

SP 2-5-06 & DG 2-3-06
PARKSIDE ESTATES OF DAVIE HOA
% PARKSIDE ESTATES ASSOC
3440 HOLLYWOOD BLVD STE 360
HOLLYWOOD FL 33021

SP 2-5-06 & DG 2-3-06
PEGNATORE,RONALD & LINDA A
8445 SW 42ND CT
DAVIE FL 33328-2965

SP 2-5-06 & DG 2-3-06
PERRY,ROBERT M & CELINE
4227 S PINE ISLAND RD
DAVIE FL 33328-2809

SP 2-5-06 & DG 2-3-06
PHILLIPS,WILLIAM & DANIELLE A
8431 SW 44TH PL
DAVIE FL 33328-2971

SP 2-5-06 & DG 2-3-06
PINE ISLAND BAY HMWNRS ASSN
INC
8930 STATE ROAD 84 BOX 109
DAVIE FL 33324-4456

SP 2-5-06 & DG 2-3-06
PINE ISLAND LAKES TNHMS ASSN
4199 S PINE ISLAND RD
DAVIE FL 33328-2833

SP 2-5-06 & DG 2-3-06
WAIDELICH,G DOUGLAS
WAIDELICH,LINDA M
4270 SW 87 TER UNIT 6
DAVIE FL 33328-2837

SP 2-5-06 & DG 2-3-06
WATERS,YVONNE B
4203 S PINE ISLAND RD APT 5
DAVIE FL 33328-2809

SP 2-5-06 & DG 2-3-06
WEBBER,GLENN J & SHERRY
4266 SW 87 TER
DAVIE FL 33328

SP 2-5-06 & DG 2-3-06
WESTBROOKE HOMES
9350 SUNSET DR STE 100
MIAMI FL 33173

SP 2-5-06 & DG 2-3-06
WHITLOW,SCOTT & CAROL ANN
4312 SW 84TH TER
DAVIE FL 33328-2984

SP 2-5-06 & DG 2-3-06
WILKES,WILHELMINA
8494 SW 42ND CT
DAVIE FL 33328-2964

SP 2-5-06 & DG 2-3-06
WILLIAMS,RALPH DAVID &
WILLIAMS,JANEL KORUN
8322 SW 44 PL
DAVIE FL 33328-2969

SP 2-5-06 & DG 2-3-06
WILSON,CAROL L
8361 SW 44 PL
DAVIE FL 33328-2972

SP 2-5-06 & DG 2-3-06
WISNIEWSKI,MARK
8421 SW 44 PL
DAVIE FL 33328-2971

SP 2-5-06 & DG 2-3-06
WOOD,SHERVIN & GRACE
8434 SW 42ND CT
DAVIE FL 33328-2964

SP 2-5-06 & DG 2-3-06
YOFFE,STEWART
8404 SW 42 CT
DAVIE FL 33328-2964

SP 2-5-06 & DG 2-3-06
ZINN PETROLEUM COMPANIES LLC
4450 S PINE ISLAND ROAD
DAVIE FL 33328

Exhibit 3 (Public Participation Notice)

Nov 9, 2006 1:31PM FRANK COSTOYA-COLONNADE

No. 8156 P. 2

MEETING NOTICE

Re: Citizen Participation Plan Meeting for:
Pine Island Office Centre
Project Number: SP-2506

Dear Neighbor:

This letter is to invite you to a citizen participation meeting relating to Pine Island Office Centre for a parcel located at 8501 Orange Drive., Davie, FL. The proposed project is a Professional Office Condominium to service the local community and enhance the intersection of Pine Island Road and Orange Drive with an appealing architectural design.

Under a Town of Davie ordinance, the petitioner is required to hold down two (2) citizen participation meetings and send notice to all property owners within 1,000 feet of the subject site prior the Town initiating their review of the application. We have scheduled the following meetings.

First Citizen Participation Meeting:

Date: April 6, 2006
Time: 7 p.m. to 9 p.m.
Location: Davie Town Hall
6591 Orange Drive
Davie, FL 33314-3348

Second Citizen Participation Meeting:

Date: April 19, 2006
Time: 7 p.m. to 9 p.m.
Location: Davie Town Hall
6591 Orange Drive
Davie, FL 33314-3348

Note: Please be advised that if there is no attendance at the first citizen participation meeting, the second meeting may be cancelled.

If you wish to submit written comments, please send them to:

Frank Costoya Architect, P.A.
5230 South University Drive
Suite 103
Davie, FL 33328
Email: frank@fcarchitect.com

Also, please be advised that there will be additional opportunities for public input at the Town of Davie Public Hearings.

Sincerely,
Frank Costoya Architect

Frank Costoya, Jr., R.A., A.I.A.

Attachments: Location Map, Etc

State of Florida
County of Broward

Sworn to and subscribed before this 30th day of March, 2006 by
Francisco Costoya, Jr.

Rosa Cordero - Notary Public

☒ Personally Known to me



Rosa Cordero
Commission #DD370068
Expires: Nov 08, 2008
Bonded Thru
Atlantic Bonding Co., Inc.

(MEMBERS OF TOWN COUNCIL MAY BE PRESENT)

Exhibit 4 (Public Participation Sign-In Sheet)



FRANK COSTOYA ARCHITECT, P.A.

Architecture • Land Planning • Member American Institute of Architects
AR0012198 • AA26000696

5230 S. University Dr. • Suite 103
Davie, Florida 33328
Tel.: 954.680.4440
Fax: 954.680.4441

**SIGN-IN SHEET
PUBLIC PARTICIPATION MEETING I.**

PINE ISLAND OFFICE CENTER
Project # SP 2506
April 6, 2006

NAME

ADDRESS

PHONE

NO ATTENDANCE

www.fcarchitect.com



FRANK COSTOYA ARCHITECT, P.A.

Architecture • Land Planning • Member American Institute of Architects
AR0012198 • AA26000696

5230 S. University Dr. • Suite 103
Davie, Florida 33328
Tel.: 954.680.4440
Fax: 954.680.4441

**SIGN-IN SHEET
PUBLIC PARTICIPATION MEETING II.**

PINE ISLAND OFFICE CENTER
Project # SP 2506
April 19, 2006

NAME

ADDRESS

PHONE

NO ATTENDANCE

www.fcarchitect.com

Exhibit 5 (Public Participation Report)



FRANK COSTOYA ARCHITECT, P.A.

Architecture • Land Planning • Member American Institute of Architects
AR0012198 • AA26000696

5230 S. University Dr. • Suite 103
Davie, Florida 33328
Tel.: 954.680.4440
Fax: 954.680.4441

April 20, 2006

Marcie Oppenheimer Nolan, AICP
Deputy Planning & Zoning Manager
Development Services Department
Planning & Zoning Division
6591 Orange Drive
Town of Davie, Florida

RE: PINE ISLAND OFFICE CENTER
Public Participation Meeting Report SP 2506

Marcie,

I am writing to provide you with the final report on the Public Participation Meetings held for the Pine Island Office Centre project SP 2506.

Public meetings were held at the Town Hall of Davie on April 6th and 19th, 2006 from 7:00pm to 9:00pm as per the Meeting Notice. No public attended the meetings. We remained for the duration of the 2 hours at both meetings.

We have not received any written responses or phone calls regarding the project or meetings. We have not received any email responses. We received four (4) letters returned addressee unknown out of the one hundred and thirty two (132) total letters mailed.

Summary

No public response was received by our office and there was no public participation at the meetings.

Please incorporate this report into your records.


Douglas B. Krawczyk
Project Director

attach: Public Participation Meeting Packet
FILE: FCA -0519 A-181

www.fcarchitect.com

Exhibit 6 (Petitioner's Letter Regarding CBWMD Approval)



FRANK COSTOYA ARCHITECT, P.A.

Architecture • Land Planning • Member American Institute of Architects
AR0012198 • AA26000696

5230 S. University Dr. • Suite 103
Davie, Florida 33328
Tel.: 954.680.4440
Fax: 954.680.4441

November 6, 2006

Mrs. Lize Bazinet
Planner II
Development Services Department
Development & Zoning Division
6591 Orange Drive
Davie, FL 33314

**RE: PINE ISLAND OFFICE CENTER
PROJECT # SP2-5-06**

Dear Mrs. Bazinet,

Please be advised, petitioner and owner for above referenced project, acknowledge we have been informed this item may be tabled by the applicable Board or Town of Davie council without proper CBWCD approval.

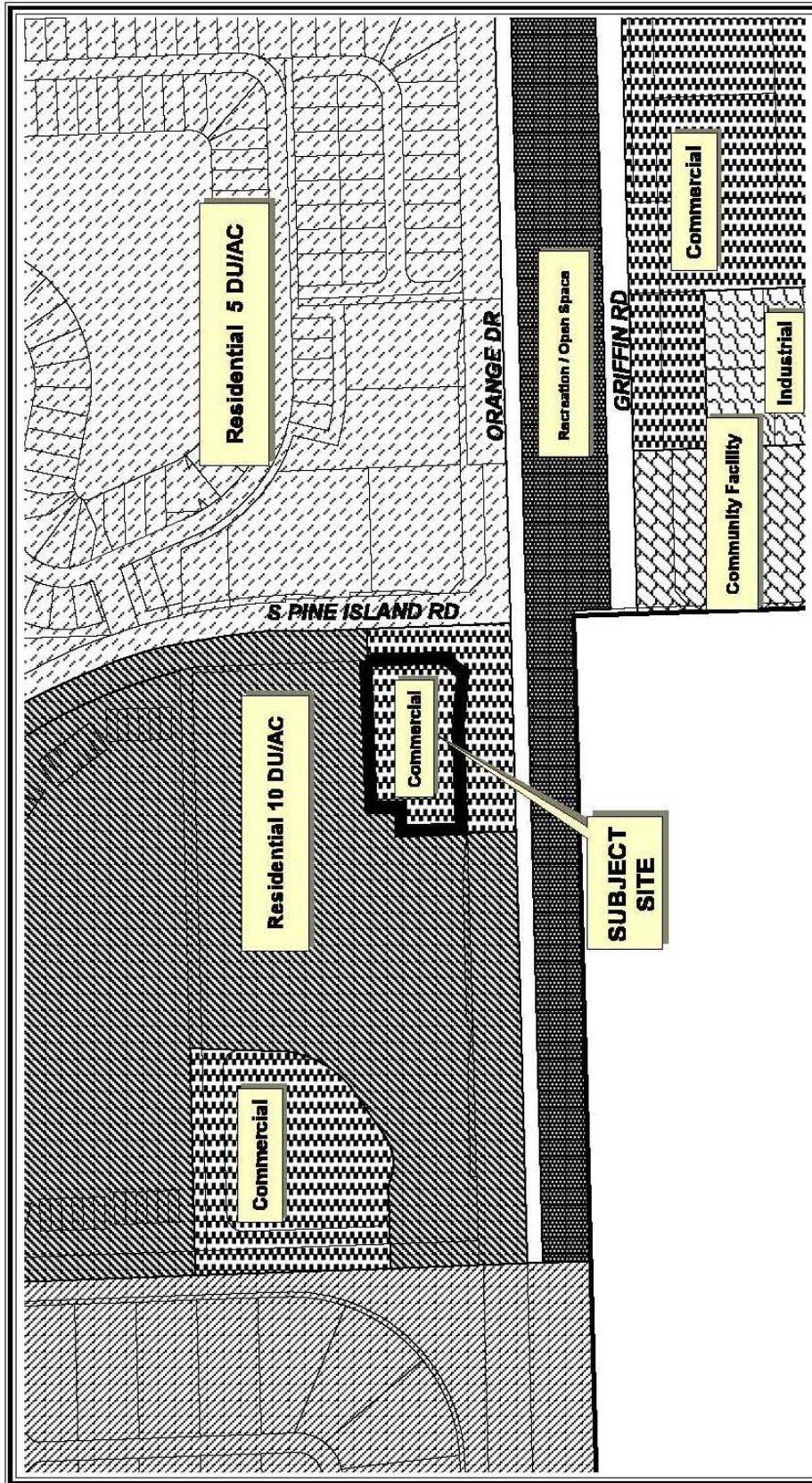
Sincerely,
Frank Costoya Architect, P.A.

Francisco Costoya Jr., R.A., A.I.A.
President/Architect of Record

FC/rc
File: FCA0519 A-181

www.fcarchitect.com

Exhibit 7 (Future Land Use Map)



SITE PLAN
SP 2-5-06
Future Land Use Map

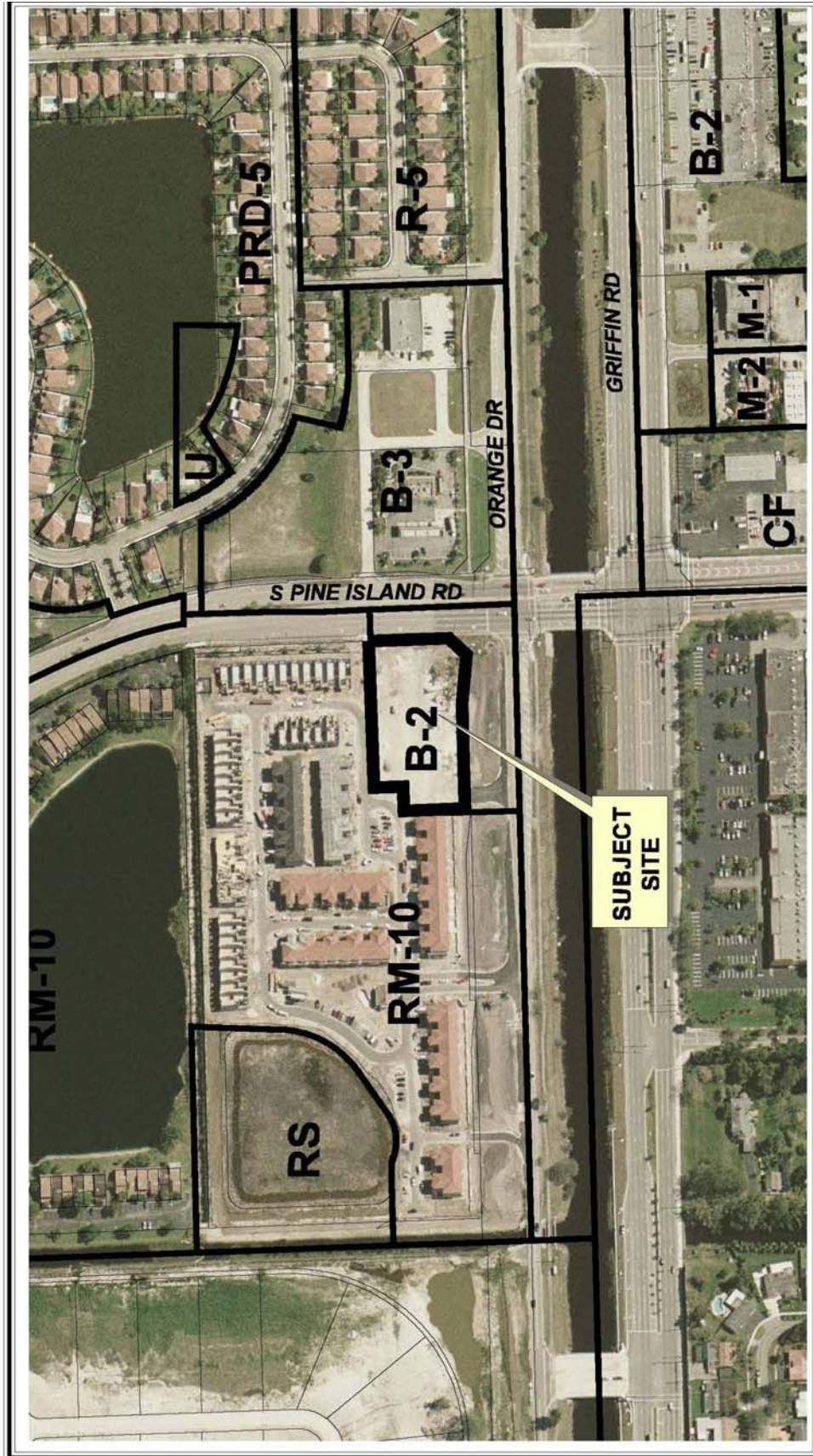
Prepared By: ID
Data Prepared: 3/22/06



300 0 300 600 Feet

Prepared by the Town of Davie GIS Division

Exhibit 8 (Aerial, Zoning, and Subject Site Map)



Date Flown:
12/31/04



300 0 300 600 Feet

Prepared by the Town of Davie GIS Division



SP 2-5-06
Zoning and Aerial Map

Prepared By: ID
Date Prepared: 3/22/06